



Vice Chairperson Raley called the regular meeting to order at 6:30 p.m. All commissioners were present with the exception of Chairperson Roberts having given prior notice. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

Changes to the Agenda

There were none.

Minutes

Commissioner Dearmin motioned to accept the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on June 1st, 2009. Commissioner Jahn seconded the motion. All were in favor and the motion carried.

Citizen Comments

There were none.

Thompson Addition Initial Zoning ~ located at 961 Willow Wood Lane aka lot #74 Garnet Mesa Estates

Vice Chairperson Raley opened the public hearing and requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

Request:

The applicant is requesting R-R zoning for the property addressed as 961 Willow Wood Ln (Lot 74, Garnet Mesa Estates Subdivision).

The R-R zone district "is intended to provide an area of large single family residential lots with semi-rural environment for site built homes".

The applicant has petitioned the City for annexation to obtain City sewer service.

*As of June 30th, 2009, (4) petitions with (5) signatures were received **approving** of this request.*

Criteria for Zoning of Additions:

According to section 17.04.270 of the City Municipal Code:

- 1. The Planning Commission shall recommend to the City Council a use designation for all property annexed into the City not previously subject to City zoning.*
- 2. The zoning designation for newly annexed property shall not adversely affect the public health, safety, and welfare.*

Staff Recommendations:

Staff recommends that this property be zoned R-R for the following reasons:

- 1. R-R zoning will not adversely affect the public health, safety, and welfare of the area.*
- 2. R-R zoning is consistent with the zoning of other parcels in the Garnet Mesa Estates subdivision.*
- 3. The established current land use and lot size is harmonious with the intent of the R-R zone district.*

Example Motion:

*I move that Planning Commission **recommend/not recommend** approval to City Council of the request to establish the zone district of Lot 74, Garnet Mesa Estates Subdivision, as **R-R**.*



Thompson Addition Initial Zoning ~ located at 961 Willow Wood Lane continued...

Commissioner Dearmin asked if there was a reason why the parcel had not been annexed prior.

Mr. Shoopman explained that Mr. Thompson's lot and the lot directly north of his are currently abutting property not yet annexed into the City so it could not be annexed as an enclave.

There was discussion of other lots within this particular subdivision that may need to be annexed in the future in order to be provided with City utilities.

Vice Chairperson Raley requested the applicant's presentation.

Mark Thompson, 961 Willow Wood Lane, stated that his current septic is in the process of failing. He stated that because his property is located within 400 ft of City sewer the County had refused the possibility of repair or replacement of their septic system.

Vice Chairperson Raley requested public comment. There were none.

Vice Chairperson Raley requested commissioner comment.

Commissioner Jahn motioned that Planning Commission recommend approval to City Council of the request to establish the zone district of Lot 74, Garnet Mesa Estates Subdivision, as R-R. Commissioner Dearmin seconded the motion. All were in favor and the motioned carried.

Commissioner Comments

There was various discussion about the holiday celebrations.

Staff Comments

Staff suggested a pre-plan meeting for the next agenda items.

Meeting adjourned at 6:43 p.m.